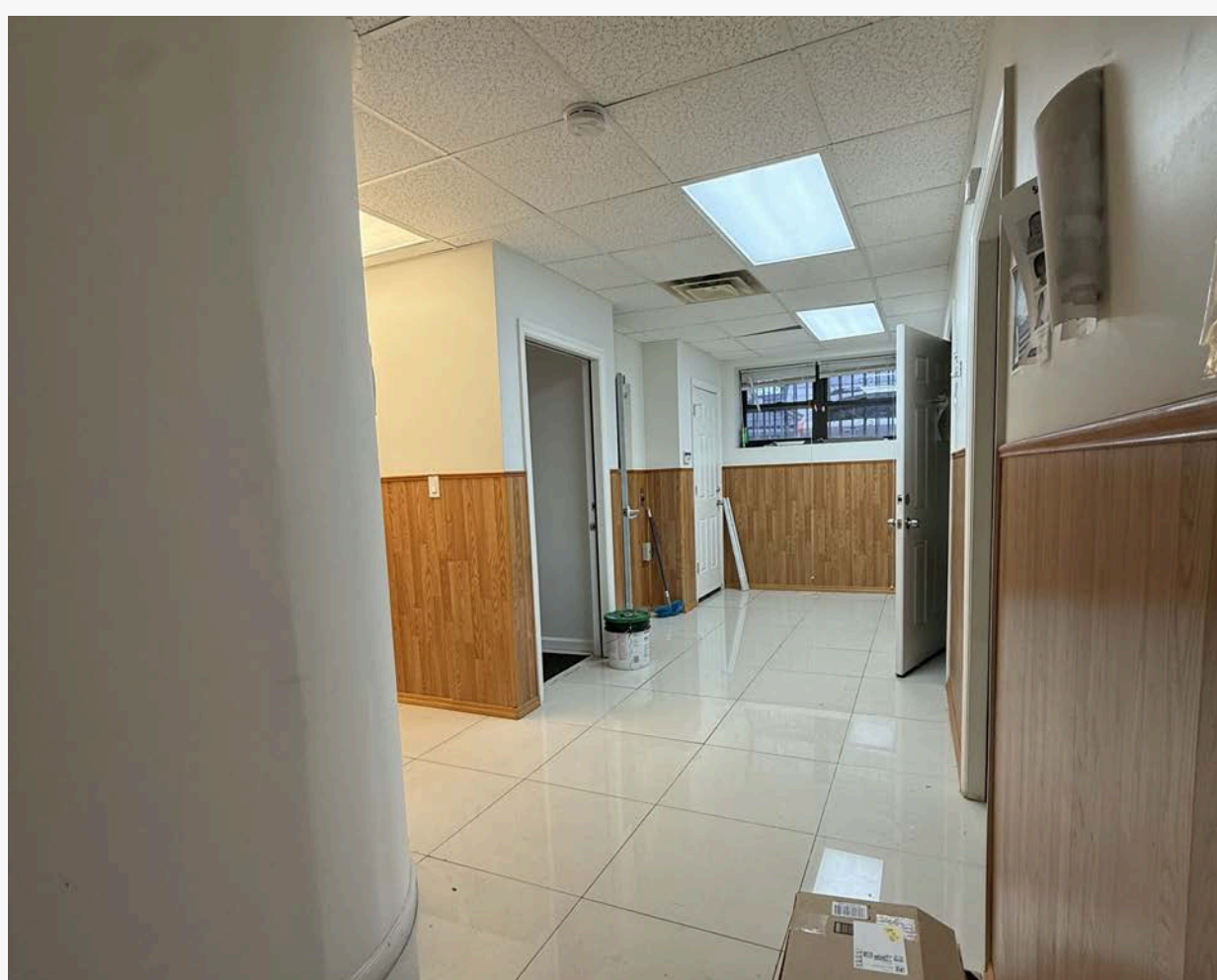
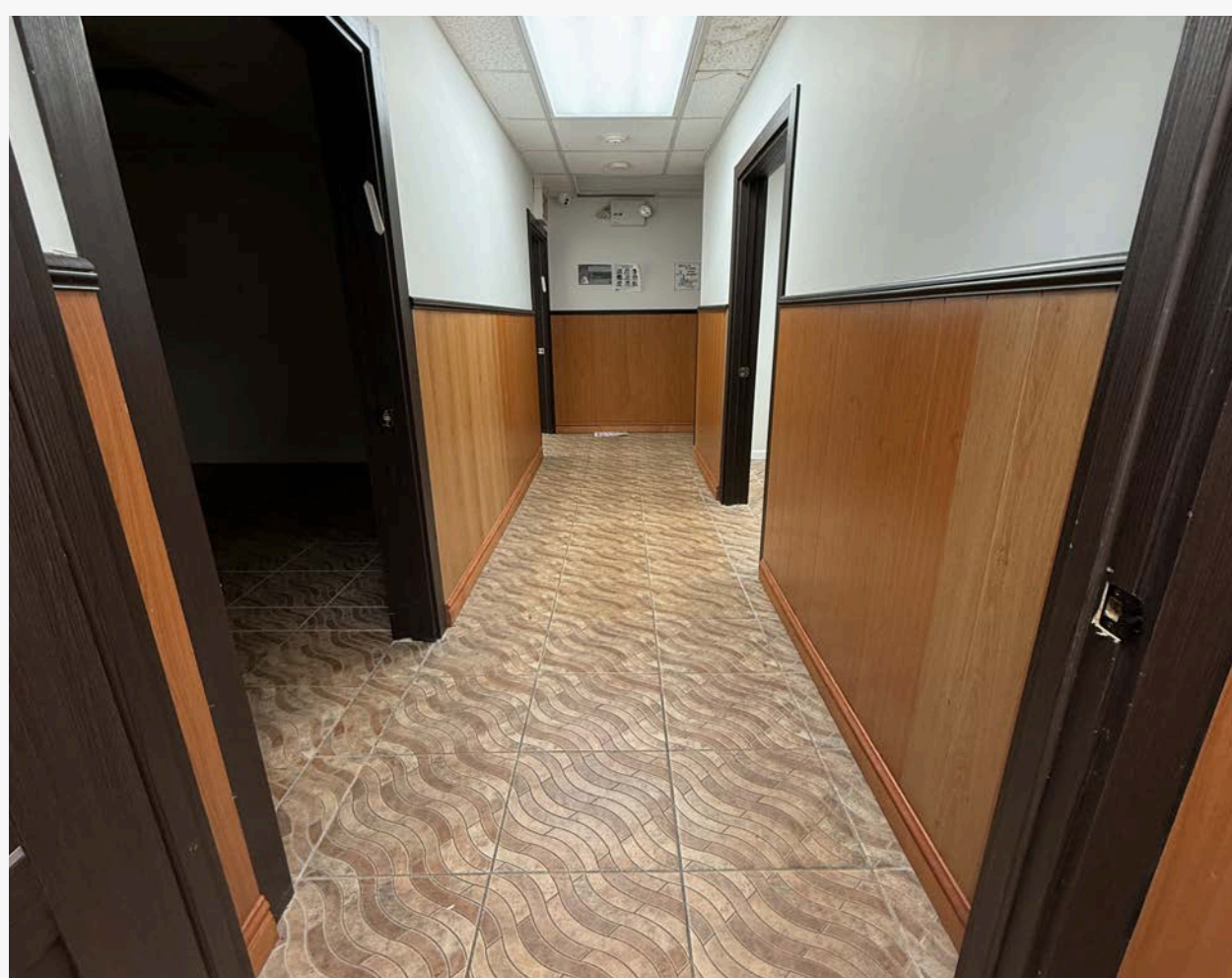
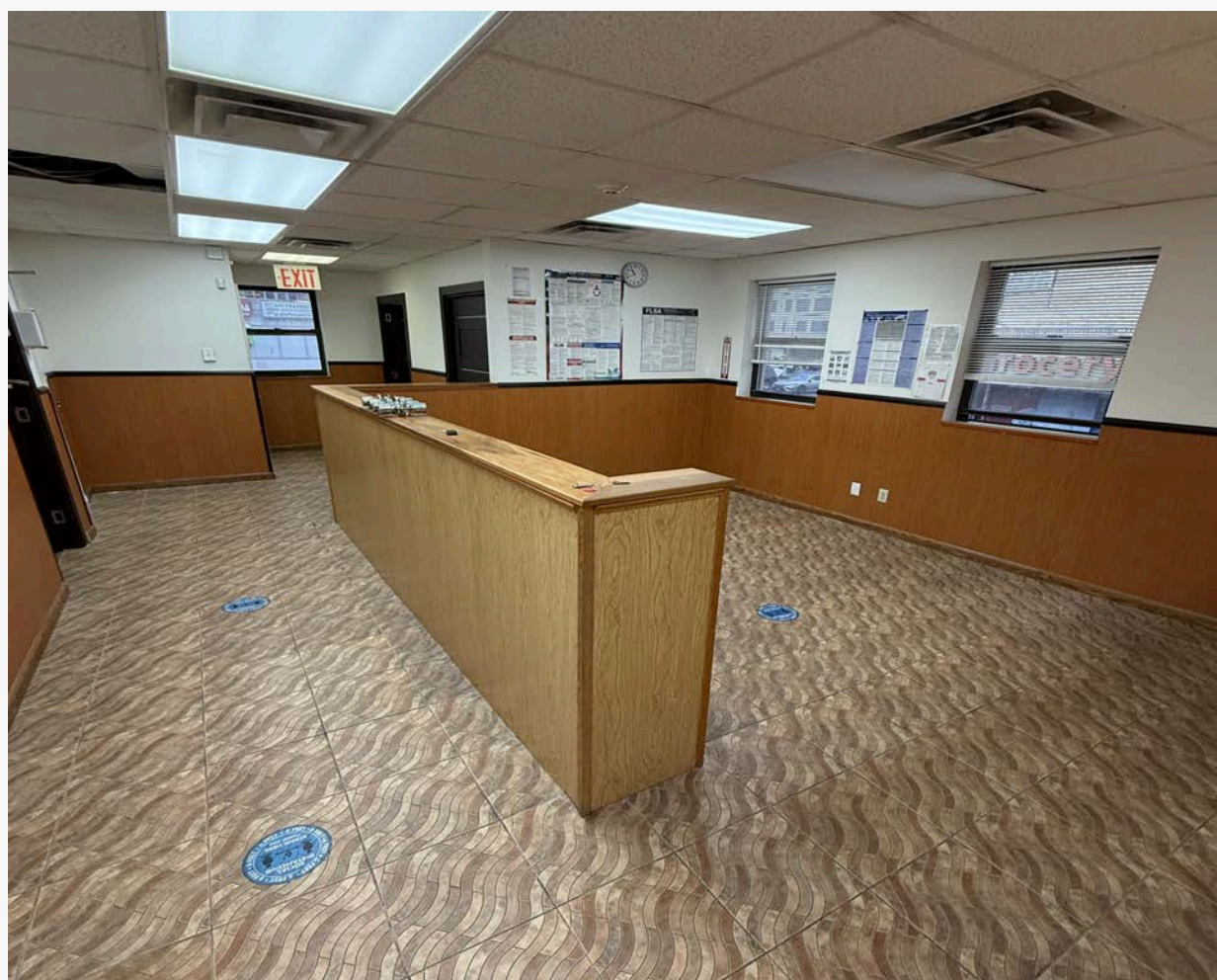
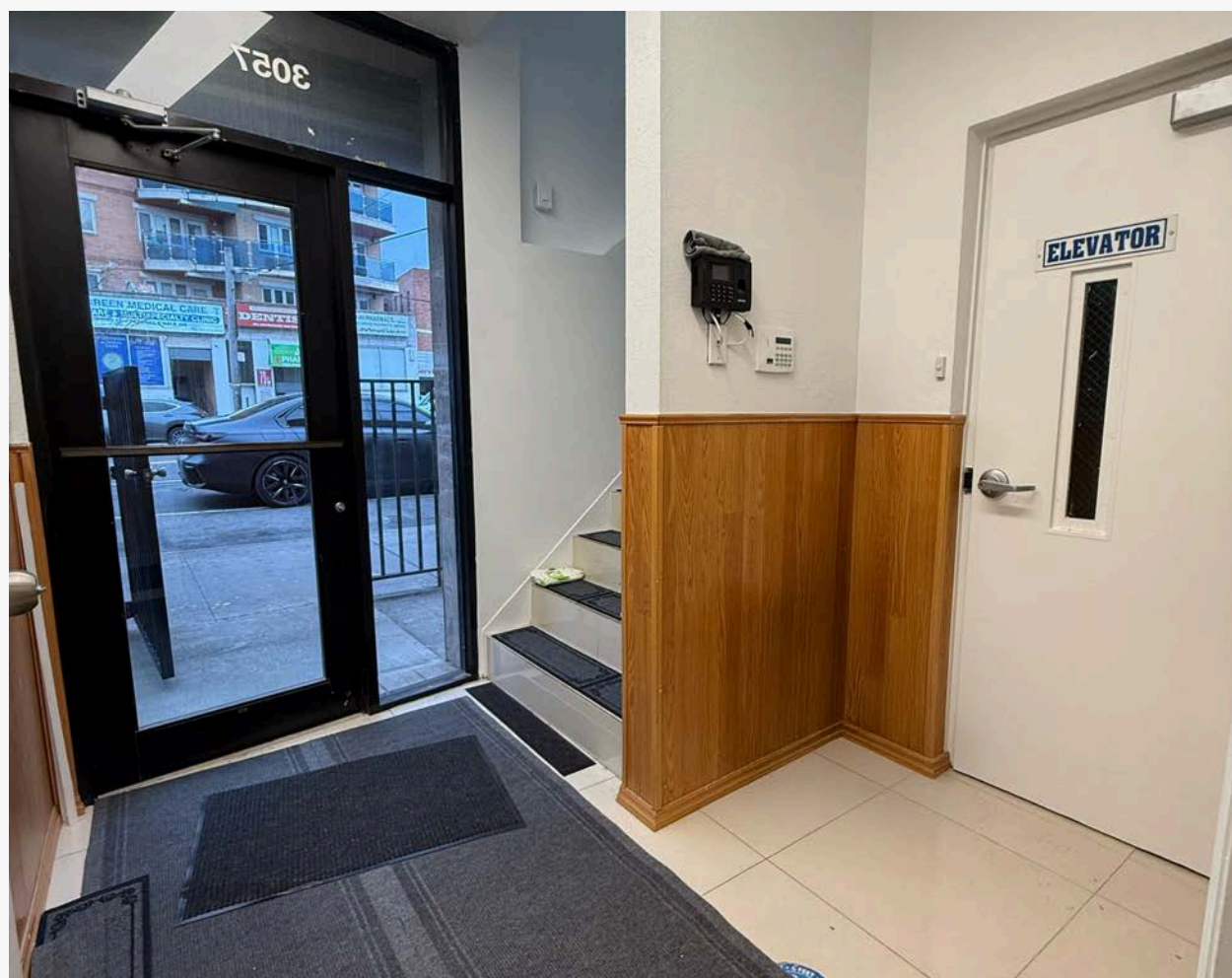




# OFFICE BUILDING FOR LEASE

## ADDRESS

**3057 CONEY ISLAND AVE, BROOKLYN, NY 11235**



## PROPERTY DETAILS

### LOCATION INFO

CONEY ISLAND AVE/  
BRIGHTON 10TH CT

**NEIGHBORHOOD**  
BRIGHTON BEACH

**BLOCK & LOT**  
08702-0092

**ZONING**  
R6

**LOT SIZE**  
40 FT X 45 FT

**BUILDING SIZE**  
45 FT X 40 FT  
1ST FL - 1,800 SF  
2ND FL - 1,800 SF  
TOTAL - 3,600 SF

## ASKING PRICE

**1ST FL - \$6,000/M**

**2ND FL - \$6,000/M**

## CONTACT EXCLUSIVE BROKER

**VADIM ATBASHYAN**

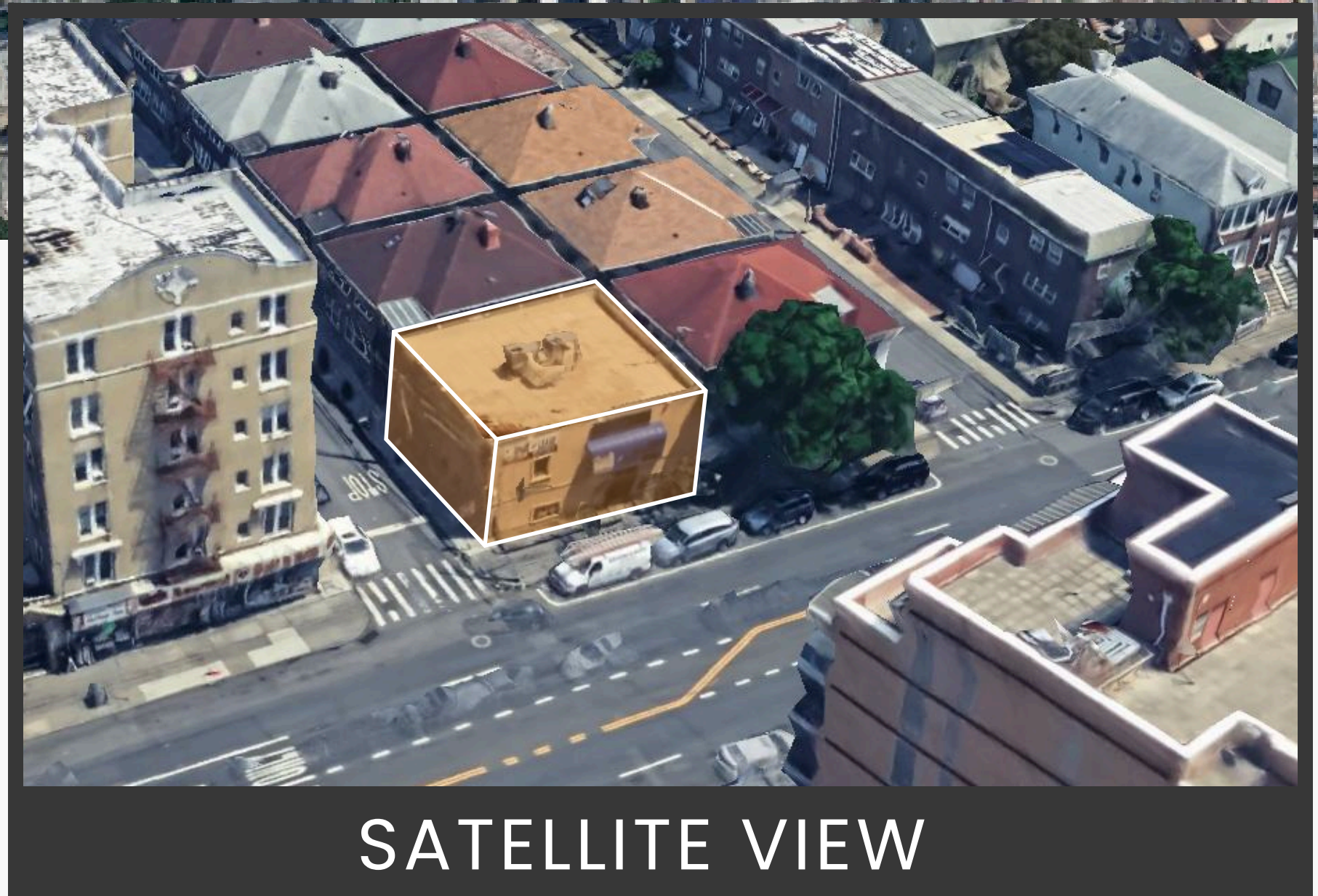
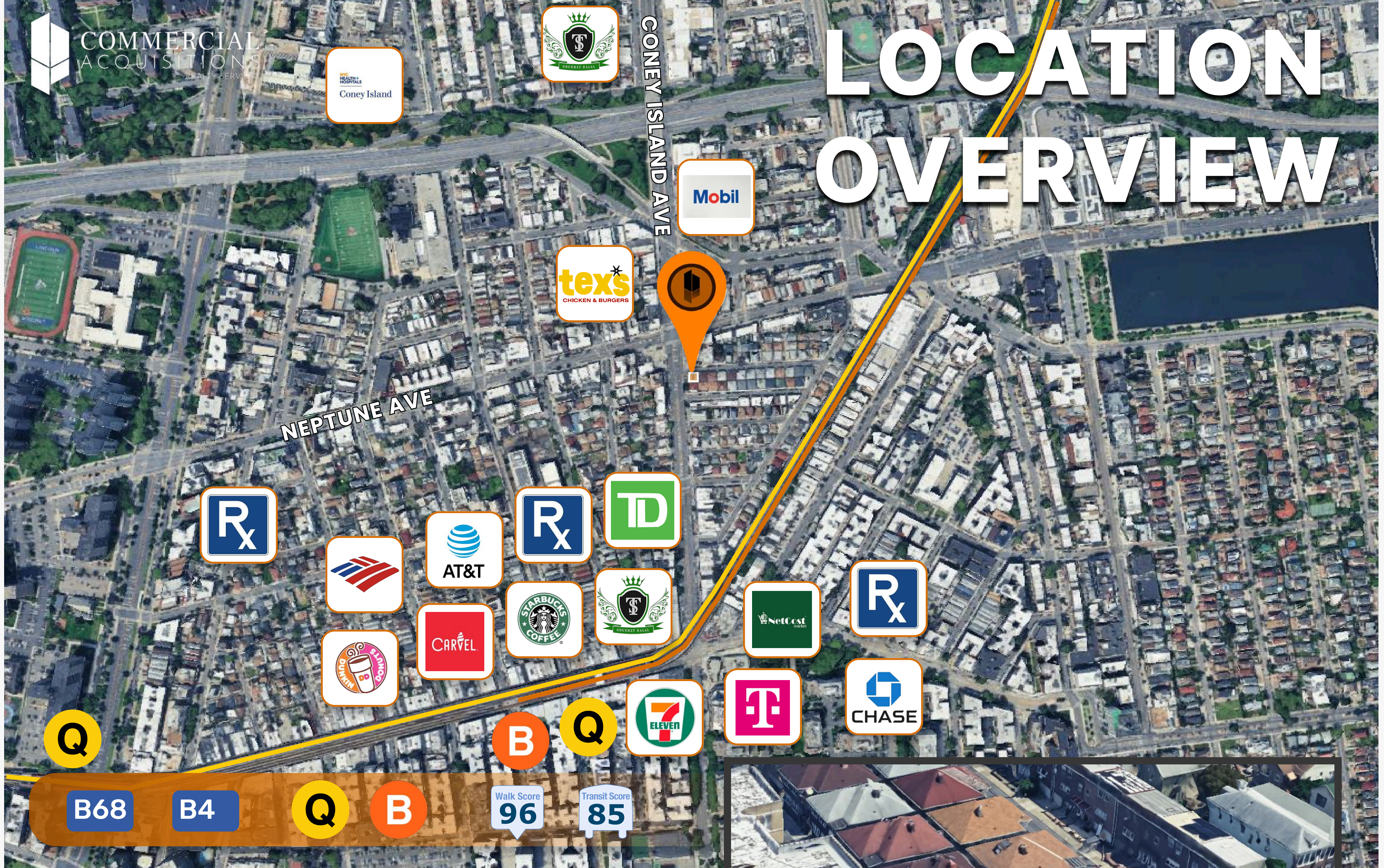
**516-852-1601**

**VADIM@COMMERCIALACQ.COM**



CONEY ISLAND AVE

# LOCATION OVERVIEW



SATELLITE VIEW

3057 CONEY ISLAND AVE,  
BROOKLYN, NY 11235

## PROPERTY COMMENTS

- 45' FRONTAGE ON CONEY ISLAND
- 1ST FL & 2ND FL OFFICE
- HANDICAP LIFT IN PLACE
- BUILT TO SUITE AVAILABLE
- HIGH TRAFFIC AREA
- CENTRAL A/C
- CORNER PROPERTY - AMPLE SIGNAGE
- CLOSE TO PUBLIC TRANSPORTATION
- CLOSE ACCESS TO BELT PKWY
- SURROUNDED BY MAJOR BUSINESSES
- ANY USES CONSIDERED

### NEIGHBOURING TENANTS & AMENITIES

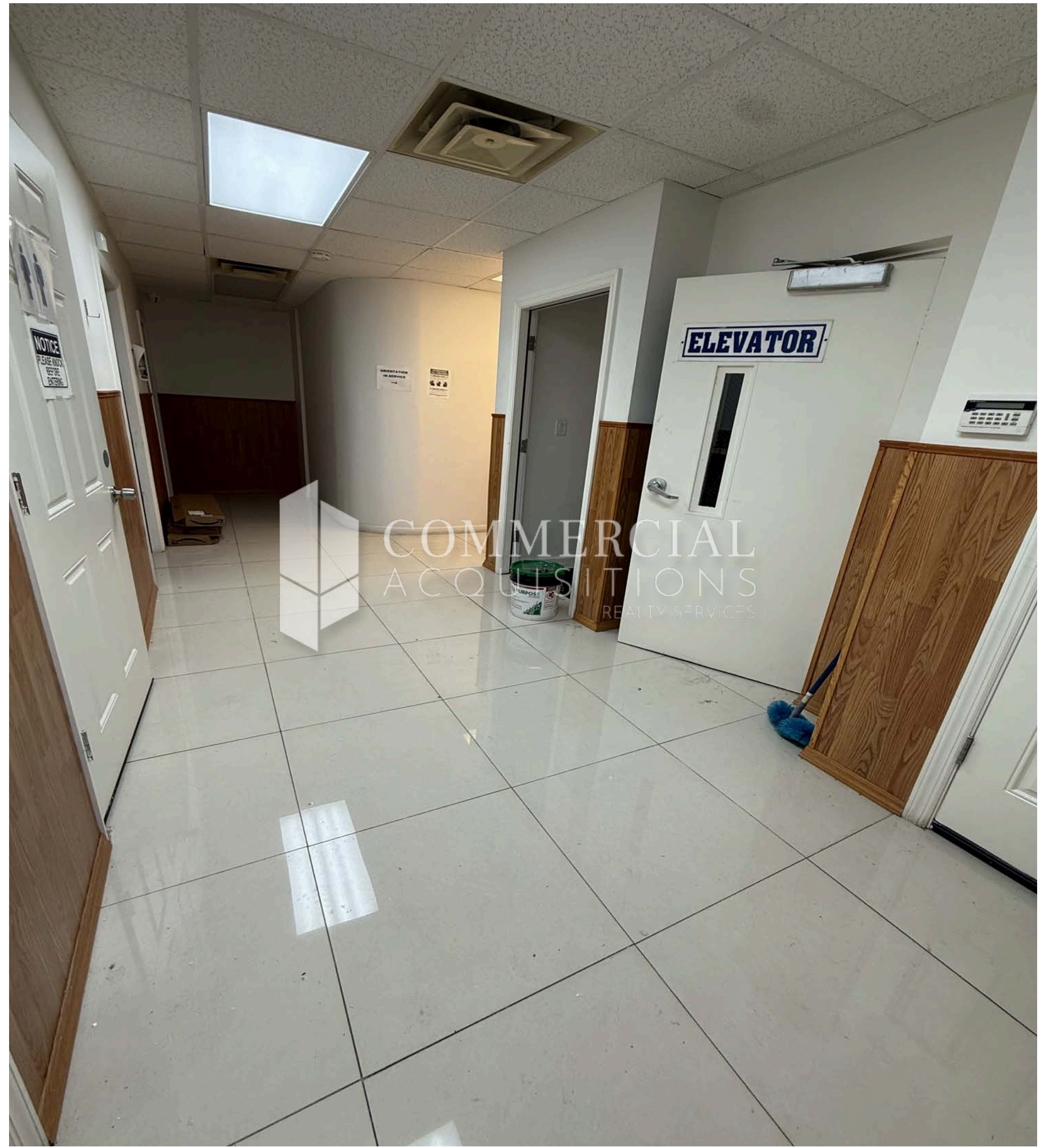


### CONTACT EXCLUSIVE BROKER

VADIM ATBASHYAN  
516-852-1601  
VADIM@COMMERCIALACQ.COM

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.







## Certificate of Occupancy

**CO Number: 300593506F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

|  |   |   |
|--|---|---|
| <b>A. Borough:</b> Brooklyn<br><b>Address:</b> 2 BRIGHTON 10 COURT<br><b>Building Identification Number (BIN):</b> 3256963 | <b>Block Number:</b> 08702<br><b>Lot Number(s):</b> 92<br><br><b>Building Type:</b> New | <b>Certificate Type:</b> Final<br><b>Effective Date:</b> 02/05/2002 |
|--|---|---|

*For zoning lot metes & bounds, please see BISWeb.*

|   |                           |                                 |
|---|---------------------------|---------------------------------|
| <b>B. Construction classification:</b>          | 2-B                       | (1968 Code)                     |
| <b>Building Occupancy Group classification:</b> | E                         | (1968 Code)                     |
| <b>Multiple Dwelling Law Classification:</b>    | None                      |                                 |
| <b>No. of stories:</b> 1                        | <b>Height in feet:</b> 13 | <b>No. of dwelling units:</b> 0 |

**C. Fire Protection Equipment:**  
None associated with this filing.

**D. Type and number of open spaces:**  
None associated with this filing.

**E. This Certificate is issued with the following legal limitations:**  
None

**Borough Comments:** None

### Permissible Use and Occupancy

**All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.**

| Floor From To | Maximum persons permitted | Live load lbs per sq. ft. | Building Code occupancy group | Dwelling or Rooming Units | Zoning use group | Description of use |
|---------------|---------------------------|---------------------------|-------------------------------|---------------------------|------------------|--------------------|
| CEL           | 25                        | OG                        | E                             |                           | 4                | MEDICAL OFFICES    |
| 001           | 25                        | 60                        | E                             |                           | 4                | MEDICAL OFFICES    |

END OF SECTION

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